

Baughman & Turner, Inc.

Consulting Engineers & Land Surveyors

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April 27, 2017

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, Nevada 89106

Re: 4515 Balsam Street
Concrete Solutions

Please let this letter serve as justification for a Variance (VAR) for the above referenced site. The current owner, Jaime Lopez, purchased the site in June of 2012 from a bank. The site is zoned M, and Mr. Lopez would like to continue to operate his concrete business at this location. The previous residence on this site was converted for office use.

The Variance is in conjunction with the conversion of a 2,784 square foot single-family residence to an office for a Contractor's Plant, Shop and Storage Yard use.

As depicted on the site plan, most of the features (office, paving, landscaping, etc.) are existing.

The Variance is:

- 1) To allow no sidewalk, curb and gutter where these improvements are typically required. Installing these improvements is turning out to be cost prohibitive for these small business owners, who thought they had purchased operational properties.

Again, as depicted on the site plan, most of the features (office, paving, landscaping, etc.) are existing. Drainage is not a concern, and Flood Control signed off on the previously approved SDR.

The three properties to the north of these sites are residential, county owned properties with no off-site improvements, with the exception of paving. No off-sites are expected to be constructed adjacent to these properties in the foreseeable future.

This application was previously approved, but was accidentally allowed to expire. The building department portion of the building permit is in approvable status. In addition, Code Enforcement has closed its case on this property.

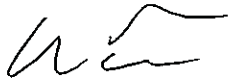
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VAR-70259

Due to the existing circumstances, we feel that this request is appropriate, and a concrete/pavers business is appropriate at this location.

Should you have any questions, please feel free to contact me at this office.

Sincerely,
Baughman & Turner, Inc.



David S. Turner
President

DST/aw

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